

GIS REGISTRY INFORMATION

SITE NAME:	Heinen Auto			FID #	
BRRTS #:	03-60-004701			(if appropriate):	
COMMERCE #	53083-4614-09				
(if appropriate):	Jan 14, 2004				
CLOSURE DATE:	November 10, 2003				
STREET ADDRESS:	1509 North Ave				
CITY:	Sheboygan				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	703111	Y =	369255	
CONTAMINATED MEDIA:	Groundwater	N	Soil	Y	Both
OFF-SOURCE GW CONTAMINATION >ES:	N		No		
• IF YES, STREET ADDRESS:					
• GPS COORDINATES X = Y =					
(meters in WTM91 projection):					
OFF-SOURCE SOIL CONTAMINATION	N		No		
>Generic or Site-Specific RCL (SSRCL):					
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES X = Y =					
(meters in WTM91 projection):					
CONTAMINATION IN RIGHT OF WAY:	N		No		
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

January 14, 2004

Mr. William G Heinen
3611 N. 8th St.
Sheboygan, WI 53083

RE: **Final Closure**

Commerce # 53083-4614-09 **WDNR BRRTS # 03-60-004701**
Heinen Auto, 1509 North Ave., Sheboygan

Dear Mr. Heinen:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Michael', written over a horizontal line.

Greg Michael
Hydrogeologist
Site Review Section

cc: Kapur & Associates, Inc.
Case File



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Jim Doyle, Governor
Cory L. Nettles, Secretary

November 10, 2003

Mr. Paul Kuplic
Community Bank & Trust
604 N. Eighth St.
Sheboygan, WI 53082

RE: **Conditional Case Closure**

Commerce # 53083-4614-09 **WDNR BRRTS # 03-60-004701**
Heinen Auto, 1509 North Ave, Sheboygan

Dear Mr. Kuplic:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Kapur & Associates, Inc. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells must be properly abandoned and the appropriate documentation forwarded to me at the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5375.

Sincerely,

Greg Michael
Hydrogeologist
Site Review Section

cc: Kapur & Associates, Inc.
Case File

Sheriff's Deed on Foreclosure

1656439

SHEBOYGAN COUNTY, WI
RECORDED ON

11/04/2002 09:03AM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 15.00
TRANSFER FEE:

STAFF ID 6
TRANS # 8922

OF PAGES: 3

FEE
77.25(4)
EXEMPT

HOLDEN & HAHN, S.C.
903 North Sixth Street
Sheboygan, WI 53081
#11909

Tax I.D. No. 59281-626610

STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

COMMUNITY BANK & TRUST,

Plaintiff,

-vs-

TIMOTHY J. HEINEN and
WILLIAM G. HEINEN,

Defendants,

Case No. 01 CV 592

and

DR. THOMAS J. ZWEIFEL,
SONNENBURG & ZELPE,
WISCONSIN PUBLIC SERVICE CORPORATION,
FIRSTAR BANK, N.A. and
STATE OF WISCONSIN, DEPT. OF COMMERCE,

Additional Defendants.

SHERIFF'S DEED ON FORECLOSURE

WHEREAS, pursuant to a Judgment of Foreclosure and sale entered in the Circuit Court for Sheboygan County, Wisconsin, entered on the 1st day of April, 2002, in an action between:

Community Bank & Trust,

Plaintiff,

-vs-

Timothy J. Heinen and
William G. Heinen,

Defendants,

and

Dr. Thomas J. Zweifel,
Sonnenburg & Zelpe,
Wisconsin Public Service Corporation,
Firstar Bank, N.A., and
State of Wisconsin, Dept. of Commerce,
Additional Defendants.

and, after due advertisement, the mortgaged premises hereinafter described was sold on October 8, 2002 to Community Bank and Trust, the plaintiff, the highest and best bidder, for the sum of FORTY-SEVEN THOUSAND DOLLARS (\$47,000.00); and,

WHEREAS, Community Bank & Trust is now entitled to a conveyance according to law;

NOW, THEREFORE, the undersigned, in consideration of the payment to her of Forty-Seven Thousand Dollars (\$47,000.00), the receipt of which is hereby acknowledged, conveys to Community Bank & Trust, the following tract of land in Sheboygan County, Wisconsin:

In the County of Sheboygan, State of Wisconsin:

The East One-Hundred (100) Feet of Lot Forty-One (41) except the South Eight (8) Feet thereof and except the part taken for the widening of North Avenue, Joseph Schubert Subdivision, City of Sheboygan, Sheboygan County, Wisconsin.

Physical Address of Property: 1509 North Avenue
Sheboygan, WI 53081

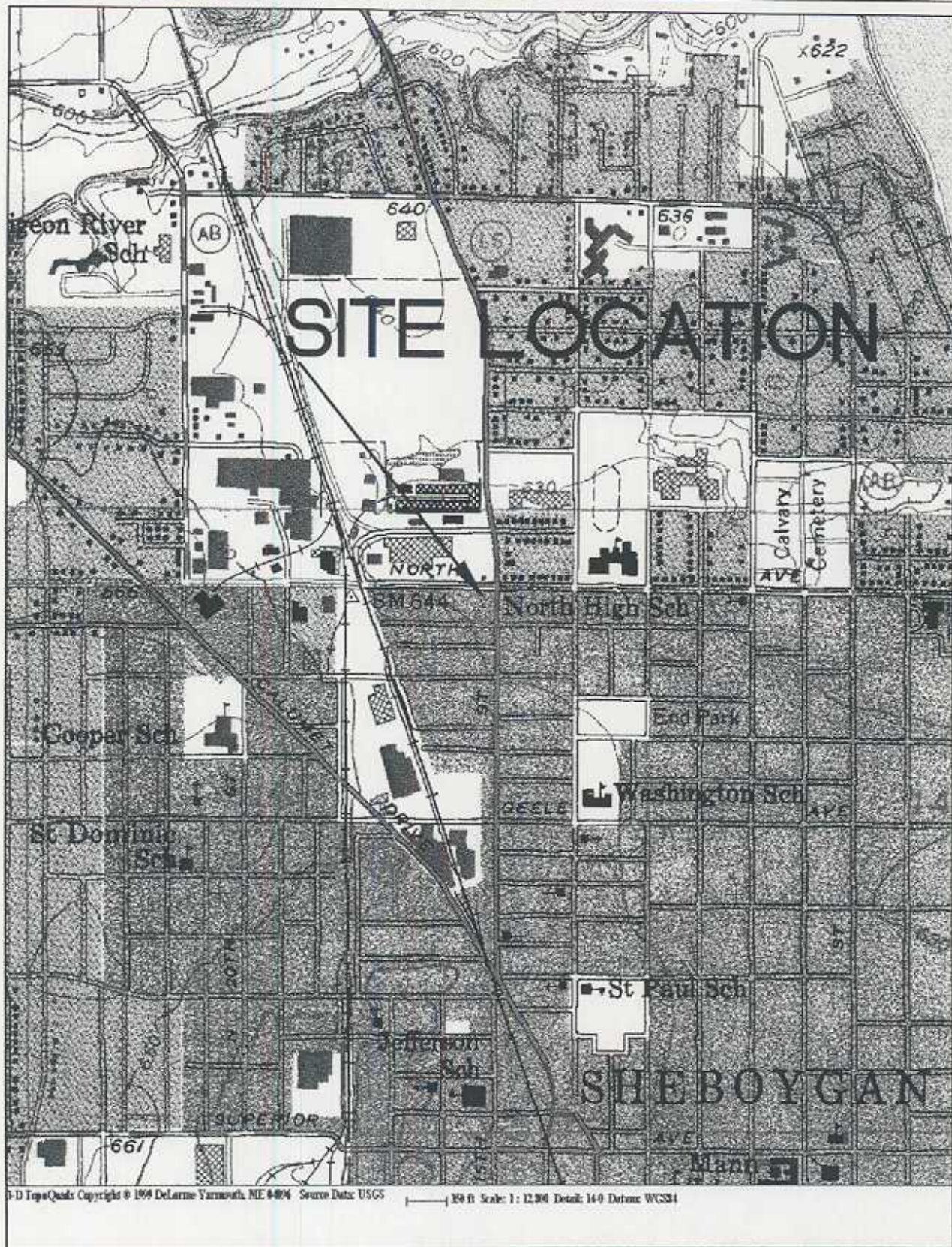
Tax Key No.: 59281-626610

Dated this 10 day of October, 2002.

Sheriff of Sheboygan County

Alonna Koenig
Alonna Koenig





D TopoQuads Copyright © 1994 DeLorme, Yarmouth, ME 04094 Source Data: USGS

1:25,000 Scale: 1:12,500 Detail: 1:4,000 Datum: WGS84



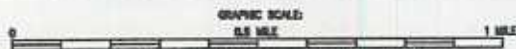
KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6668

SITE LOCATION MAP

FORMER HEINEN AUTO
1509 NORTH AVENUE, SHEBOYGAN, WISCONSIN

FIGURE

1



REFERENCE: U.S.A.S. 7.5 MINUTE SERIES PHOTO REVIEW 1973

SOURCE: USGS SHEBOYGAN QUADRANGLE (1954), 7.5 MINUTE SERIES

DRAWN BY:
TWP

CHECKED BY:
LJF

APPROVED BY:
LJF

PROJECT NUMBER:
03775.421

DATE:
07/16/03

REVIEW DATE:

**Table # 3, Title: Former Heinen Auto Property
Groundwater Sample Analytical Results**

			PVOC (ppb)
Sample #	Water Level (ft bgs)	Date Collected	Methyl tert-butyl ether
MW-1	5.40	7/14/2003	0.447
MW-2	6.66	7/14/2003	4.62
MW-3	5.84	7/14/2003	16.00
TRIP	NA	7/14/2003	<0.20
NR 141 Enforcement Standard (ES)			60
NR 141 Preventive Action Limit (PAL)			12

NOTES:

Bold samples equal or exceed the Enforcement Standards

Italic samples equal or exceed the Preventive Action Limits

(ft bgs) = feet below ground surface

ppb = parts per billion

NA = not applicable

PVOC = Petroleum Volatile Organic Compound

Only samples detected in at least one sample are shown in this table.

TABLE
ELEVATION DATA
 HEINEN AUTO
 SHEBOYGAN, WISCONSIN

Well Number	Top of Well Casing Elevation	Static Water Level From Top of Well Casing	Groundwater Elevation	Date
MW-1	637.44	4.45	632.99	8/17/2000
		2.77	634.67	9/15/2000
		4.62	632.82	10/26/2000
		6.14	631.3	1/22/2002
MW-2	637.73	4.12	633.61	8/17/2000
		3.39	634.34	9/15/2000
		4.83	632.9	10/26/2000
		6.7	631.03	1/22/2002
MW-3	636.05	3.98	632.07	8/17/2000
		3.49	632.56	9/15/2000
		4.35	631.7	10/26/2000
		5.77	630.28	1/22/2002
Elevations based on USGS Datum - Survey performed by Hinze & Associates, Sheboygan, WI				



I, Paul Kuplic, Vice President of Community Bank & Trust, Sheboygan, Wisconsin, responsible party/owner, for the Former Heinen Auto property, located at 1509 North Avenue, Sheboygan, Wisconsin, certify that to the best of my knowledge, the legal descriptions referenced in the attached documents are accurate.

A handwritten signature in dark ink, appearing to read 'Paul Kuplic', is written over a horizontal line.

Paul Kuplic, Vice President
Community Bank & Trust

10/13/03
Date

D & H LAND SURVEYS LLC
526 S. 8th STREET
SHEBOYGAN, WISCONSIN

EAST 100' OF LOT 41 EXCEPT THE SOUTH 8' THEREOF AND EXCEPT PART TAKEN FOR WIDENING OF NORTH AVENUE,
SCHUBERT'S SUBDIVISION, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	50.05	388.75	50.02	S 87°48'59" E

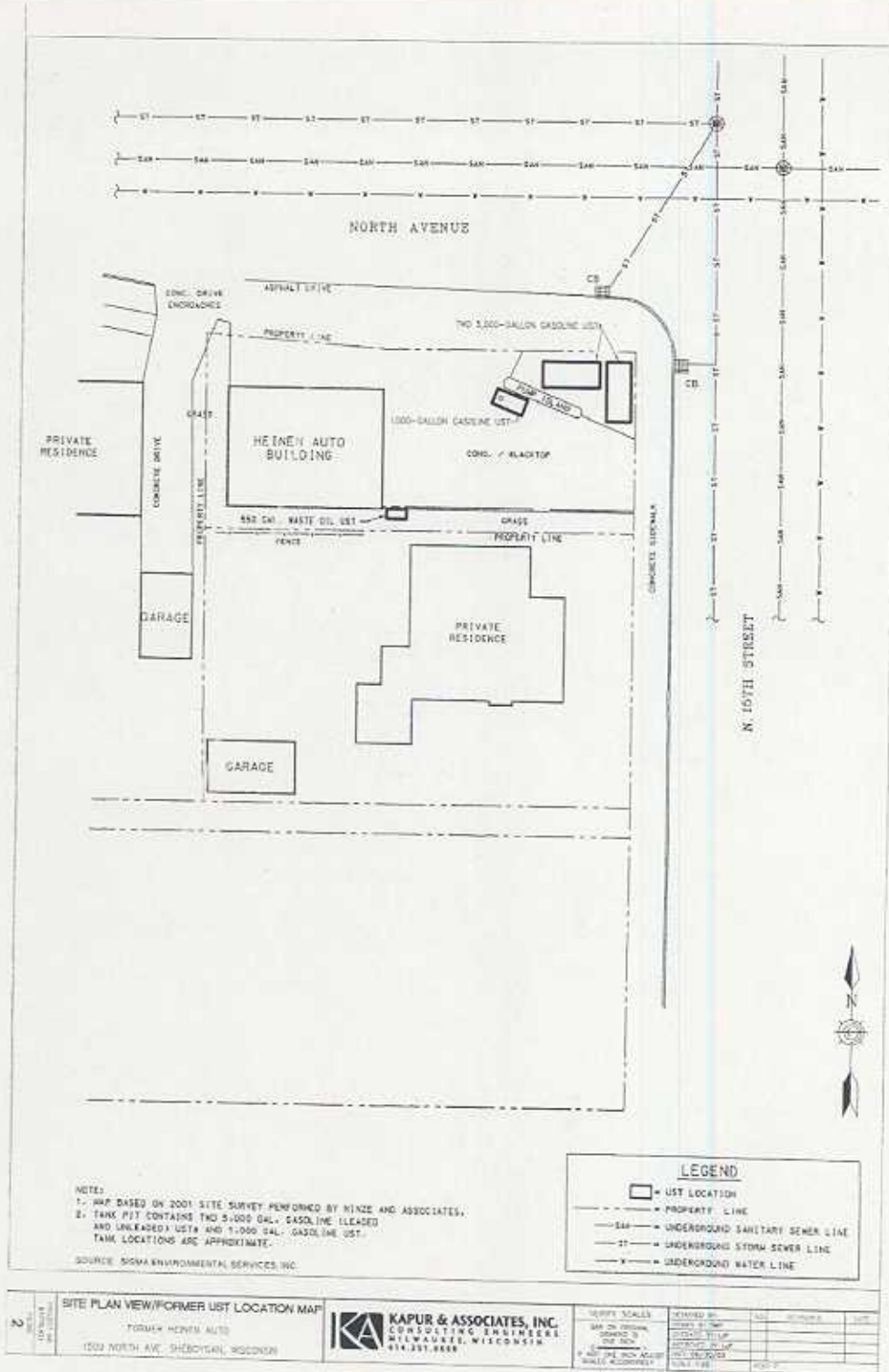


- = IRON PIPE FLAG
- O = IRON PIPE SET
- ▲ = P. X NAIL FOUND
- x = CHISEL X FOUND

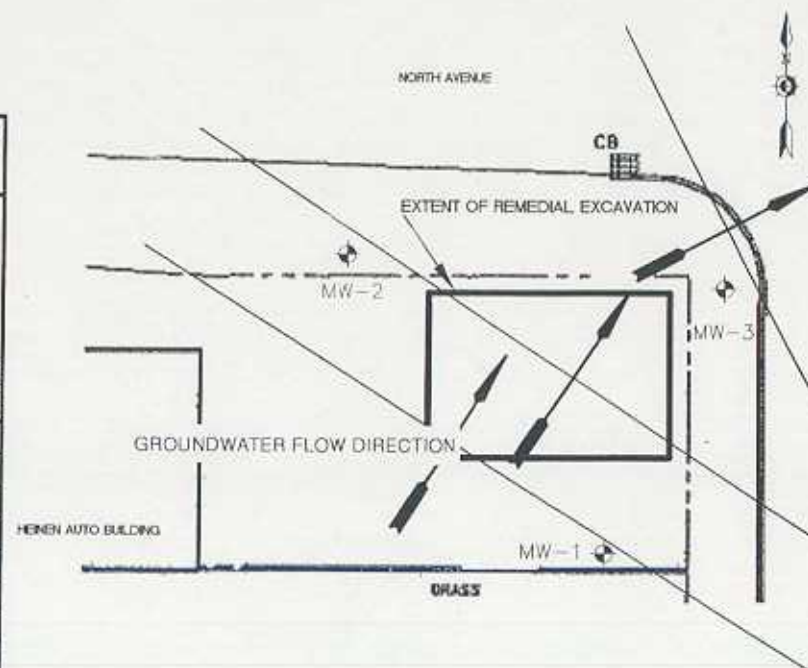
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Stuyt
Dennis J. Van Stuyt S-1238
Dated this 1st day of July 2003.

DATA/CSHER/1509NORT/COMPAG L-18, 681



			PVOC (ppb)
Sample #	Water Level (ft bgs)	Date Collected	Methyl tert-butyl ether
MW-1	5.40	7/14/2003	0.447
MW-2	6.66	7/14/2003	4.62
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TRIP	NA	7/14/2003	<0.20
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LEGEND:
 GROUNDWATER MONITORING WELL
 SOURCE: SKOMA ENVIRONMENTAL SERVICES, INC.

SCALE
 1" = 15'

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6648

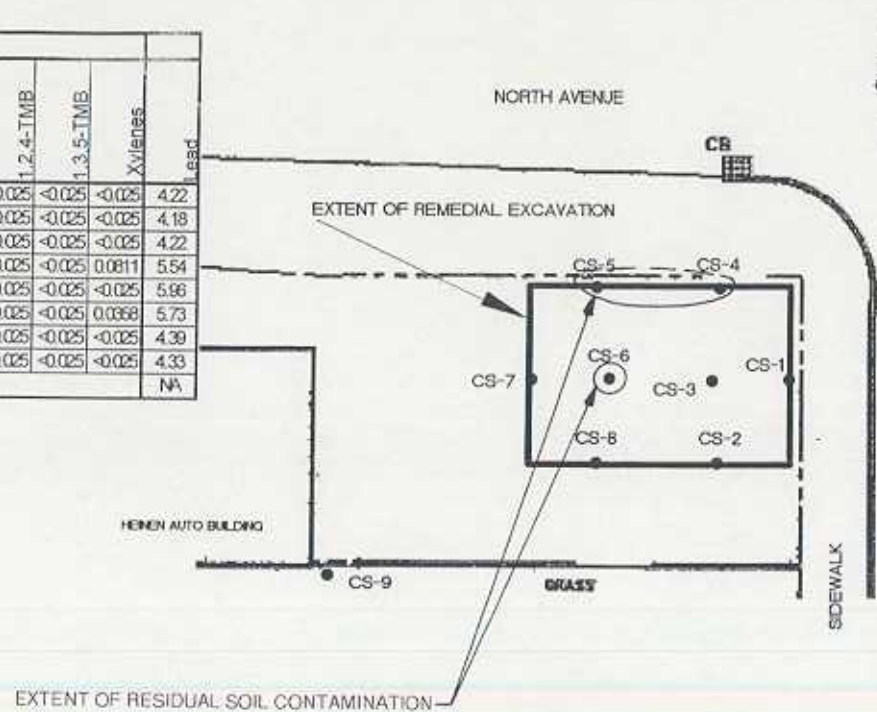
GROUNDWATER SAMPLE RESULTS MAP

FORMER HEINEN AUTO PROPERTY
 1505 NORTH AVENUE, SHEBOYGAN, WISCONSIN

FIGURE
 5

DATE: 08/15/03
 BY: 08/20/03
 REVIEW: 08/20/03

Sample #	DRO	GRO	PVC's							Lead
			Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes	
CS-1	<5.92	<5.92	<0.025	<0.025	0.1780	<0.025	<0.025	<0.025	<0.025	4.22
CS-2	<5.83	<5.83	<0.025	<0.025	0.1900	<0.025	<0.025	<0.025	<0.025	4.18
CS-3	<5.86	<5.86	<0.025	<0.025	0.2960	<0.025	<0.025	<0.025	<0.025	4.22
CS-4	<6.15	<6.15	0.6620	0.0516	0.0914	0.3230	<0.025	<0.025	0.0811	5.54
CS-5	<6.17	<6.17	0.9650	0.1270	<0.025	<0.025	<0.025	<0.025	<0.025	5.96
CS-6	11.1	<6.12	0.6270	<0.025	0.0810	<0.025	<0.025	<0.025	0.0368	5.73
CS-7	<5.86	<5.86	<0.025	<0.025	0.0881	<0.025	<0.025	<0.025	<0.025	4.39
CS-8	<5.76	<5.76	<0.025	<0.025	0.1060	<0.025	<0.025	<0.025	<0.025	4.33
CS-9	63.7	<5.94	NA							NA



LEGEND:
 ● CS-6 = CLOSURE SAMPLE LOCATION
 SOURCE: SIGMA ENVIRONMENTAL SERVICES, INC.

SCALE
 1" = 15'

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6658

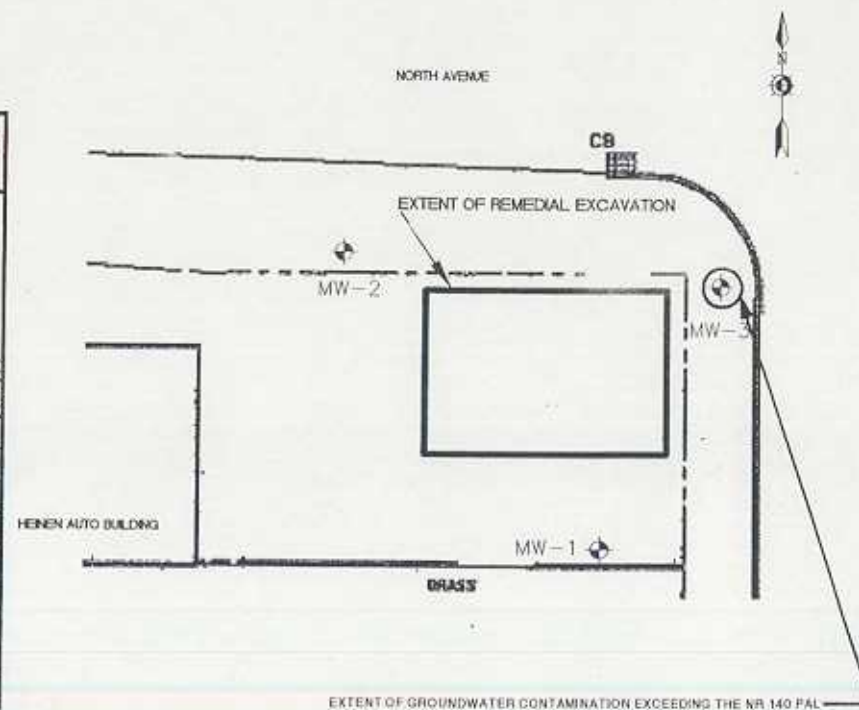
CLOSURE SAMPLE RESULTS MAP

FORMER HEINEN AUTO PROPERTY
 1502 NORTH AVENUE, SHEBOYGAN, WISCONSIN

PAGE
 4

DATE: 06/06/03

			PVOC (ppb)
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 SOURCE: SIGMA ENVIRONMENTAL SERVICES, INC.

SCALE
 1" = 15'

KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 MILWAUKEE, WISCONSIN
 414.351.6668

GROUNDWATER SAMPLE RESULTS MAP

FORMER HENEN AUTO PROPERTY
 1509 NORTH AVENUE, SHEBOYGAN, WISCONSIN

FIGURE
 5

DATE: 05/15/03
 BY: [signature]
 CHECKED BY: [signature]
 APPROVED BY: [signature]